

## **SAFETY COMMISSION REPORT**

Item 2

Meeting Date: 5/06/15

**ITEM TITLE:** Report regarding the proposed on-street parking improvements in Eastlake Vistas

**SUBMITTED BY:** Principal Civil Engineer *FXR*

On September 3, 2014 staff presented a report to the Safety Commission regarding the parking and traffic conditions on Old Janal Ranch Road and Lytton Creek Court within the Eastlake Vistas Community. The Safety Commission accepted staff report and the recommended improvements. However, even with these additional improvements, the Eastlake Vistas Community still had concerns regarding parking in the nearby residential streets. Therefore, the Commission directed staff to continue working with the Eastlake Community to come up with other suggestions to address their concerns.

### **RECOMMENDATION:**

Safety Commission accept report and concur with staff's recommendations.

### **DISCUSSION:**

On September 3, 2014 staff presented a report to the Safety Commission regarding the parking and traffic conditions on Old Janal Ranch Road and Lytton Creek Court within the Eastlake Vistas Community. The Safety Commission accepted staff report recommendations of the following:

- Paint curb red at all intersections with sight visibility issues and add "25 MPH" marking next to existing 25 mph signs.
- Increase police present and enforcements with residents' involvement.
- Also, for consideration with the next Bikeway Master Plan Update with public input, an option to provide on-street parking on additional area of Olympic Vistas Road by removing bike lanes from the roadway. At that time, staff will implement the recommended striping modifications when the segment is scheduled to be resurfaced.

However, even with these additional improvements, the Eastlake Vistas Community still had concerns regarding parking in the nearby residential streets (see attached Location Map). Therefore, the Commission directed staff to continue working with the Eastlake Community to come up with other suggestions to address their concerns.

On January 29, 2015, an informal town hall meeting was conducted to get input from the multi-family communities in the Eastlake Vistas. At the meeting, City Staff, Eastlake Vistas residents, and the Greystone Community and Summerhill Condominiums Homeowner Associations' (HOA) representatives were present. The Greystone Community, located at the southerly end of Olympic Vistas Road cul-de-sac, expressed concern with an insufficient number of parking spaces within their complex. It was stated that their community needed to utilize the additional on-street parking in the public right-of-way in order to accommodate residents and guests. Staff investigation of the facility did show that there was available parking stalls on-site. It was also learned that the on-site HOA has restricted some of the parking spaces. The Greystone Community needs to come up with a plan to allow their residents to utilize all of the existing parking within their community more efficiently and still allow room for guest parking. However, this plan would only allow a few more parking spaces to become available within their complex.

Residents in the community asked the City for help to contact the neighboring church (New Hope Community Church) and the Eastlake Little League to see if they would work with the community and allow the use of their existing parking spaces in those areas. The City can't require the New Hope Church or the Eastlake Little League to provide public parking to serve the Eastlake III Community. The Greystone Community and other nearby multi-family parcels need to do this on their own to see if they can negotiate a shared parking agreement with them.

On March 16, 2015, the City received a letter from the EastLake III Community Association Board of Directors regarding parking issues within their community (see attached). Also, on April 28, 2015, the City received another letter from some of the community members (see attached).

### **Alternatives**

Several alternatives were proposed to create additional on-street parking spaces within the Eastlake Vistas Community. The areas included are along Olympic Vistas Road and Olympic Parkway.

#### **Alternative 1 - on Olympic Vistas Road (see Plat 1)):**

On Olympic Vistas Road, north of Olympic Parkway, there is existing on-street parking on the south side of the street (east of Ambercrest Drive). This alternative extends this existing parking west toward Olympic Parkway and removes the existing drop lane near the intersection. This would allow the creation of approximately seventeen (17) additional on-street parking spaces on the south side of Olympic Vistas Road. The drop lane is required for the dual left-turn movement from eastbound Olympic Parkway to northbound Olympic Vistas Road. The dual left-turn striping would have to be reduced to a single left-turn movement. This striping modification would allow the drop lane on Olympic Vistas Road to be eliminated. A single east-to-north left turn lane can accommodate the volume needed. The existing bike lanes on Olympic Vistas Road would remain.

Alternative 2 - on Olympic Vistas Road (see Plat 2):

On Olympic Vistas Road, north of Olympic Parkway, there is existing on-street parking on the north side of the street (between Marble Canyon Way and Old Janal Ranch Road). It is proposed to modify striping in order to add seven (7) additional parking spaces and relocate the bike lane between Old Janal Ranch Road and Lost Creek Road. Also, it is proposed to modify the striping to add five (5) additional parking spaces between Lost Creek Road and Olympic Parkway. In order to add these additional parking spaces, the number of lanes would have to be reduced from 2 lanes to 1 lane in the southbound direction. As you approach Olympic Parkway, the dedicated right-turn, left turn, and thru lanes with bike lane will remain.

Alternative 3 - On Olympic Vistas Road (see Plat 3):

On Olympic Vistas Road, south of Olympic Parkway, the road ends in a cul-de-sac with only access to the Greystone Community and the Eastlake Little League field. This section of road is 54 feet wide. The cul-de-sac is used as overflow parking for the Greystone Community and approximately 26 vehicles can park legally within the cul-de-sac. It is proposed to modify the striping on this section of road to include angle parking on one side only. With the striping modification, eight (8) parking spaces can be added, for a total of 34 spaces. The fire department has been consulted about this proposal and is agreeable to the alternative.

Alternative 4 – On Olympic Parkway (see Plat 4):

On Olympic Parkway, just east of Olympic Vistas Road, it is proposed to utilize the right-turn pocket into the New Hope Community Church. Utilizing this space would allow the right-turn pocket to be converted into approximately ten (10) additional on-street parking spaces. As part of the original development, the New Hope Community Church was required to construct the right-turn pocket as part of their development. In discussions between the City and the church, it was expressed that the church did not want to convert the right-turn pocket into parking. However, for better circulation, this alternative is not recommended at this time.

## CONCLUSION AND RECOMMENDATIONS:

That the Safety Commission concur with staff's recommendation to re-stripe the dual left-turn pocket on Olympic Parkway to a single left-turn pocket and remove the drop lane on Olympic Vistas Road to allow for an additional 17 on-street parking spaces. Reduce the short 2 lane segment in the southbound direction of Olympic Vistas Road to 1 lane and create 12 additional on-street parking spaces. Re-stripe the cul-de-sac on Olympic Vistas Road to allow for angle parking and create 8 additional parking spaces. A grand total of 37 parking spaces will be added.

Since the New Hope Church parcel and the Eastlake Little League parcel are not owned or controlled by the city, we cannot take any action regarding these parcels. It is recommended that the HOA's for the multifamily parcels negotiate a shared parking agreement on their own.

**FISCAL IMPACT:**

It is estimated that the cost to restripe the dual left-turn pocket on Olympic Parkway and eliminate the drop lane and reduce the lanes on Olympic Vistas Road is \$10,000. The estimated cost to restripe the cul-de-sac to add angle parking is \$7000.

Attachment:      Location Map  
                      March 16, 2015 - EL III Association Letter  
                      April 28, 2015 – Community Letter  
                      Plat 1  
                      Plat 2  
                      Plat 3  
                      Plat 4



# Location Map





# COMMUNITY ASSOCIATION

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March 12, 2015

REC'D MAR 16 2015

Dear City of Chula Vista City Council:

Over the past several months the Board of Directors for the EastLake III Community Association has heard concerns from residents that live in the EastLake Vistas area regarding two primary issues; parking on public streets of people that do not live in the homes on those streets, and the impact on the existing neighborhood of the proposed community Lake Pointe being built by Lennar Homes.

The Board speculates that the strict parking regulations of the neighboring Summer Hill, Sonora Ridge, Greystone at EastLake Vistas and CasaLago Eastlake communities encourages their residents to park outside the boundaries of their association and hence, onto the streets of the Vistas neighborhood. Members of the EastLake III Community Association have met with the Summer Hill board to express concern and in hopes of a cooperative resolution.

Based on stories relayed during our board meetings, we felt it prudent to alert the City of the increasing levels of frustration and anger in the community as some have reported violent confrontations amongst residents with those parking in front of their homes.

Several residents have also expressed disappointment with City officials for allowing changes to the original EastLake III Master Development Plan stating that they bought into the community based on the plan which included hotel/resort and retail uses. They feel the change to allowing condos to be built is a dramatic change to the original plan, takes away from the anticipated commerce and amenities previously proposed and is creating more density and more vehicles to exacerbate the already over-crowding parking situation.

We ask that the City of Chula Vista work with the residents in the Vistas neighborhood to provide more parking and help alleviate the tension and volatile environment to restore peace to the neighborhood.

Sincerely,

The EastLake III Community Association Board of Directors

Property Managed by FirstService Residential

1331 South Creekside Drive • Chula Vista, CA 91915 • 619/421-1268 • Fax 619/421-2658

**Subject:**

FW: Safety Proposal Eastlake Vistas

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**From:** Barney Reed [mailto:pingpongrobot@yahoo.com]

**Sent:** Tuesday, April 28, 2015 9:33 AM

**To:** Frank Rivera

**Cc:** Veronica Nuncio-Ramirez; Carlos Alvarado; Adrian Ocampo; Yolanda Rocha; Javier Frailich; Homie Nabizadeh; Ernest Scotty Jackson; Norma Marquez; RJ Ramiro Lost Creek; RickNance Rosete; Kristey Wimbish; Doug Campbell; Anthony Schmit; Gaudencio Guzman; James Chen; Kathleen Reed; John Noiseaux; David Danciu; Patricia Aguilar

**Subject:** Safety Proposal Eastlake Vistas

Hello Frank,

As we discussed, please include the communities plan #5 for the safety commission review as explained below. Veronica & I will deliver the hard copy with signatures and we also plan to attend the up-coming meeting.

Thank You

Barney Reed

Vista Resident

To: Mr Frank Rivera

4/28/2015

From: Residents of Eastlake Vistas

Subject: Proposal #5 regarding the proposed on-street parking improvements in Eastlake Vistas.

Request: Please consider Plan 5 as it will correct many Dangerous Safety Issues currently in the Vistas Community and provide children & pedestrians with a much safer community environment.

1. Residents are requesting to utilize both sides Olympic Parkway for parking starting at the right-turn pocket of New Hope Church adding parking going east as far as possible on both sides of Olympic Parkway as was once suggested by Mr. Frank Rivera at a previous field meeting. This correction will reduce foot traffic crossing Olympic Parkway & Olympic Vista Road by providing a safer correction with adding additional parking closer to Greystone Residents on their own side of Olympic Parkway.

2. Complete removal of parking from Olympic Vista Road between Olympic Parkway & Lake Crest Dr - It is important to understand that this street is a multiple school bus children pick-up & drop-off location. Children and cars are on the move all at the same time in the morning & afternoon. Cars were never planned to be parked on Olympic Vista Road as it was designed in the Master Plan. Our children stepping or running out from between parked cars that should not be on the street in the first place is unacceptable and residents request removal of all parking on the Olympic Vista Road entry as it was designed in the Master Plan. This area is a huge safety concern with cars being parked on Olympic Vista Road, blocking view points of oncoming traffic. Vehicles pulling out of the side streets cannot see oncoming traffic until they pull directly out into the traffic lanes. Please include a view map and to see how a car stopped at a stop sign is unable to see oncoming traffic.

3. Add four-way stops and crosswalks to the intersection of Old Janal Ranch & Olympic Vista Road.

Thereby reducing speed and providing the much needed safety improvements to this area.

4. Olympic Training Center parking option is the safest most cost effective option for the Greystone residents. Parking for Greystone Residents at the Olympic Training Center maintenance building area which borders Greystone can be easily created. Example: Favors have already been provided to developers which has caused continued overcrowding in this community through access being granted to the Olympic Training Center to build and approve Casa Lago. It only stands to reason that the City should be more than willing to provide a similar solution to correct Greystone's, City created safety problem.





Plat 1

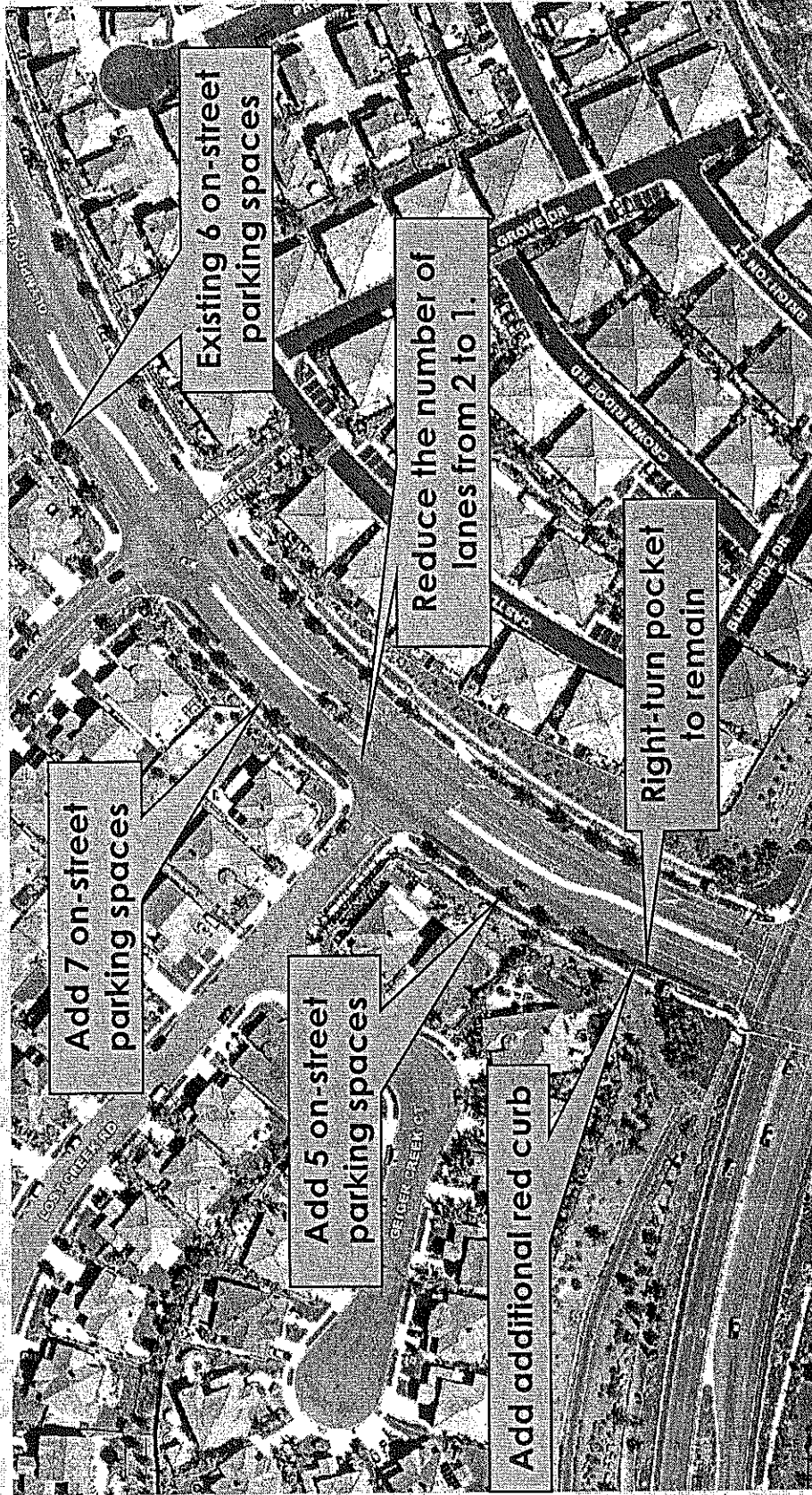
# Olympic Vista Road Proposed Parking





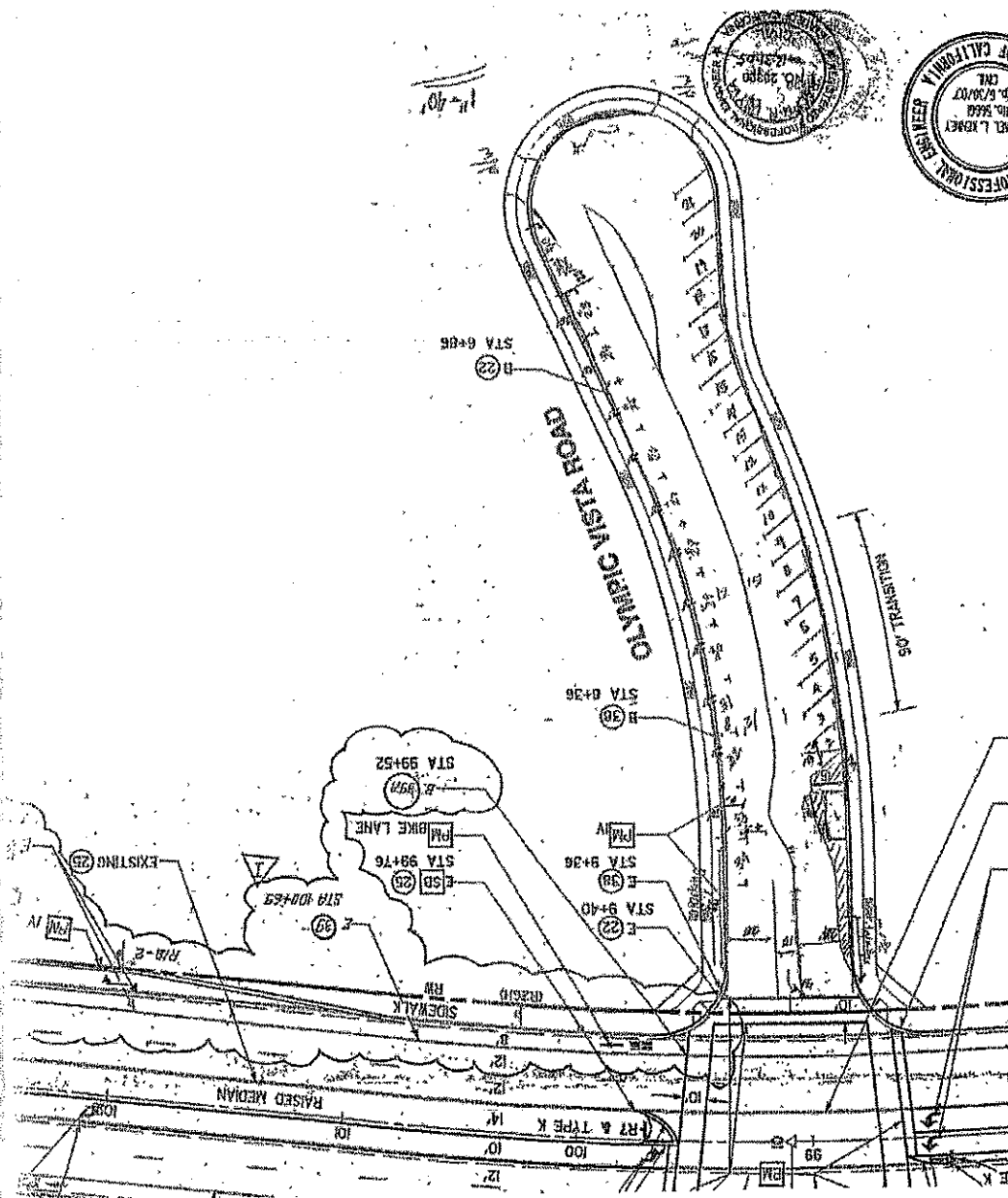
Plat 2

# Olympic Vista Road Proposed Parking





# Olympic Vista Road Proposed Parking







Plat 4

# Olympic Parkway Proposed Parking

